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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

20/C/26 5905

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**17 Pandora Grove, Sherford,
Plymouth, PL9 8LZ**

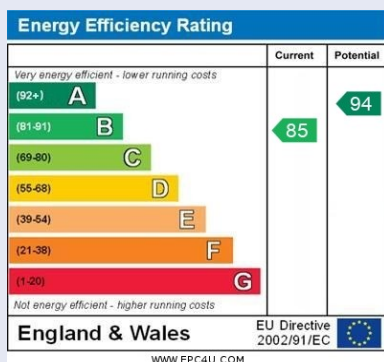
We feel you may buy this property because...

'Of the desirable cul-de-sac position, lovely front outlook and well-presented accommodation on offer.'

**Offers In Excess of
£350,000**

**SEMI-DETACHED HOME
DESIRABLE POSITION
LOVELY FRONT OUTLOOK
THREE/FOUR BEDROOMS
SOUTH WESTERLY GARDEN
DRIVEWAY TO GARAGE
DOWNSTAIRS WC**

www.plymouthhomes.co.uk



Number of Bedrooms
Three/Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed Garden

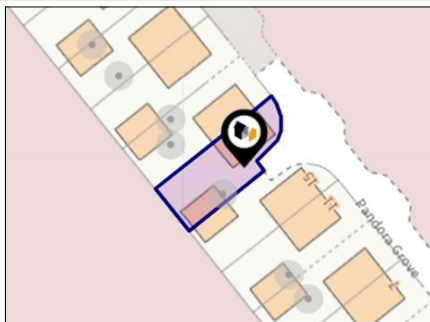
Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: TBC
Single Person: TBC

Stamp Duty Liability
First Time Buyer: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This stunning, three storey, semi-detached home is positioned in a desirable cul-de-sac within Sherford and enjoys a lovely front outlook across a nature pond which helps attract different types of wildlife. Built in 2022, the properties accommodation offers a lovely open plan living space on the ground floor which incorporates a seating/dining area and is open plan to a modern fitted kitchen with a range of integrated appliances, there is a spacious first floor lounge that could also make a good sized fourth bedroom, there are three good sized bedrooms, an en-suite shower room, family bathroom and a downstairs wc. Further benefits include double glazing, central heating and externally there is a private driveway to garage and an enclosed, south-westerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the accommodation and position on offers within this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard with lighting, doors to the downstairs wc and the open plan living room.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

OPEN PLAN LIVING AREA

7.93m (26') into bay x 2.48m (8'2")

A lovely open plan living space incorporating a seating/dining area. With double glazed bay sash window to the front enjoying the open outlook, double glazed sash window to the side, two radiators, wood effect laminate flooring, uPVC glazed double doors opening to the rear garden, open plan into the kitchen.

KITCHEN

2.76m (9'1") x 1.96m (6'5")

Fitted with a matching range of modern base and eye level units with worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven and four ring gas hob with cooker hood above, space for washing machine, double glazed sash window to the rear, wood effect laminate flooring.



FIRST FLOOR

LANDING

A spacious landing area with double glazed window to the front enjoying the open outlook across the pond, stairs rising to the second-floor landing.

LOUNGE/BEDROOM 4

4.54m (14'11") x 3.85m (12'8")

A lovely sized, versatile room that could equally be used as a fourth double bedroom, with two double glazed windows to the rear, two radiators.

BEDROOM 2

4.46m (14'8") into bay x 2.48m (8'2")

A double bedroom with double glazed window to the side, double glazed bay sash window to the front enjoying the views, radiator.

SECOND FLOOR

LANDING

With access to the loft space, built in storage cupboard.

BEDROOM 1

3.64m (11'11") x 3.42m (11'3")

A lovely sized double bedroom with double glazed bay sash window, and separate double glazed sash window to the front enjoying the open outlook, radiator, door opening into the en-suite.

EN-SUITE SHOWER ROOM

2.38m (7'10") x 1.47m (4'10")

Fitted with a modern three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double glazed sash window to the side, radiator.



BEDROOM 3

3.06m (10') x 2.38m (7'10")

With double glazed window to the rear, radiator.

FAMILY BATHROOM

2.07m (6'9") x 1.93m (6'4")

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double glazed sash window to the rear, radiator, wood effect laminate flooring.

OUTSIDE:

FRONT

To the front of the property is a gravelled garden area, enclosed by railings, with a hedged side border, gate and paved pathway leading to the covered main entrance. To the left side of the house is a private driveway to garage and a gate to the rear garden.

REAR

The rear opens to a lovely, private and south westerly facing garden measuring **11.58m (37'11") in length x 5.23m (17'2") in width**. The garden is laid with lawn, patio and all enclosed by fencing.

GARAGE

A single garage with up and over garage door, power supply and lighting.

AGENT'S NOTE

We're informed there is an estate charge of £180 per year.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

